

6684 8
SUPPLEMENT

AMENDMENT NO. 8 TO LEASE NO. 6684
PARCEL NO. 20, MARINA DEL REY

THIS AMENDMENT TO LEASE made and entered into this 5th
day of August, 1975

BY AND BETWEEN

COUNTY OF LOS ANGELES, herein-
after called "County,"

AND

TRADEWINDS MARINA, LTD., a
limited partnership, hereinafter
called "Lessee,"

WITNESSETH:

WHEREAS, on March 20, 1963, the predecessors in interest of Lessee and County entered into a lease and agreement under the terms of which County leased to Lessee a parcel of real property commonly known as Parcel 20, Marina del Rey; and

WHEREAS, Section 15 of said lease provides that the rent set forth in the lease was to be in effect for the first ten (10) years of the term and was to be readjusted at the end of such ten (10) years and at the end of every ten (10) year period thereafter; and

WHEREAS, the development on said parcel is currently financed by a short-term loan; and

WHEREAS, Lessee is unable to secure a long-term loan unless the hereinafter referred to renegotiation period is extended to twenty-one (21) years instead of ten (10) years so that Lessee will have a "firm" rental figure for at least twenty (20) years from the date of the long-term loan; and

WHEREAS, such a long-term loan will be of benefit to County in that it will give added security to the County because of the more beneficial financing being given to Lessee under said long-term loan;

NOW, THEREFORE, the parties agree as follows:

1. The first paragraph of Section 15 of the lease is hereby deleted and the following substituted therefor:

"Except as provided in Section 14, the square foot and percentage rentals hereinbefore provided for shall apply and be in effect until January 1, 1996. At the end of said period and at the end of every ten (10) year period thereafter, the said rentals shall be readjusted as provided hereinafter."

2. All other terms and conditions contained in the lease shall remain in full force and effect and are hereby ratified and reaffirmed.

IN WITNESS WHEREOF, the COUNTY OF LOS ANGELES, by order of its Board of Supervisors, has caused this amendment to lease to be executed on its behalf by the Chairman of said Board and attested by the Executive Officer-Clerk thereof, and the Lessee has executed this amendment to lease, or caused it to be duly executed, the day, month and year first above written.

TRADEWINDS MARINA, LTD., a limited partnership



By [Signature]

ATTEST:

JAMES S. MIZE, Executive Officer-Clerk of the Board of Supervisor

By [Signature]

By [Signature]
Deputy

COUNTY OF LOS ANGELES

By [Signature]
Chairman, Board of Supervisors

APPROVED AS TO FORM:

JOHN H. LARSON
County Counsel

By [Signature]
Deputy

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

98 AUG 5 1974

2. [Signature]
JAMES S. MIZE
EXECUTIVE OFFICER

STATE OF CALIFORNIA }
County of Los Angeles } ss

On this 5th day of August, A.D., 19 75, before me JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors of the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared

JAMES A. HAYES

, known to me to be the Chairman of the Board of Supervisors of the County of Los Angeles and the person who executed the within instrument on behalf of the County therein named, and acknowledged to me that such County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.



JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors

By

Kate Queenan

Deputy